

1,049 - 3,993 SF
OFFICE/MEDICAL



FOR LEASE



**BROKER
SHOWING
INCENTIVE!**
RECEIVE A \$100 GIFT CARD
FOR ANY NEW SHOWING
AND EARN A 1% BONUS
COMMISSION ON ANY
NEW DEAL

44344 Dequindre Road

Sterling Heights, Michigan 48314

Property Highlights

- Beautiful Turn-Key Medical Suites from 1,049-3,993 SF
- Connected to Corewell Health Beaumont Troy Hospital
- Pharmacy, Lab, Restaurant and Many Specialties are part of this Full Service Medical Campus
- Covered Drop-Off
- Located Off M-59 and Dequindre
- New Ownership
- Tenant Improvement Packages

OFFERING SUMMARY

Lease Rate:	Contact Listing Agent(s)
Available SF:	1,049 - 3,993 SF
Building Size:	100,490 SF

SPACES	SPACE SIZE
Suite 210	2,796 SF
Suite 240	1,049 SF
Suite 340	2,826 SF
Suite 410	3,993 SF
Suite 460	3,149 SF
Suite 480	2,759 SF
Suite 490	3,505 SF
Suite 520	1,449 SF

1,049 - 3,993 SF
OFFICE/MEDICAL



FOR LEASE



NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Jeff Cavazos
Senior Vice President | 248.613.6457
jcavazos@farbman.com

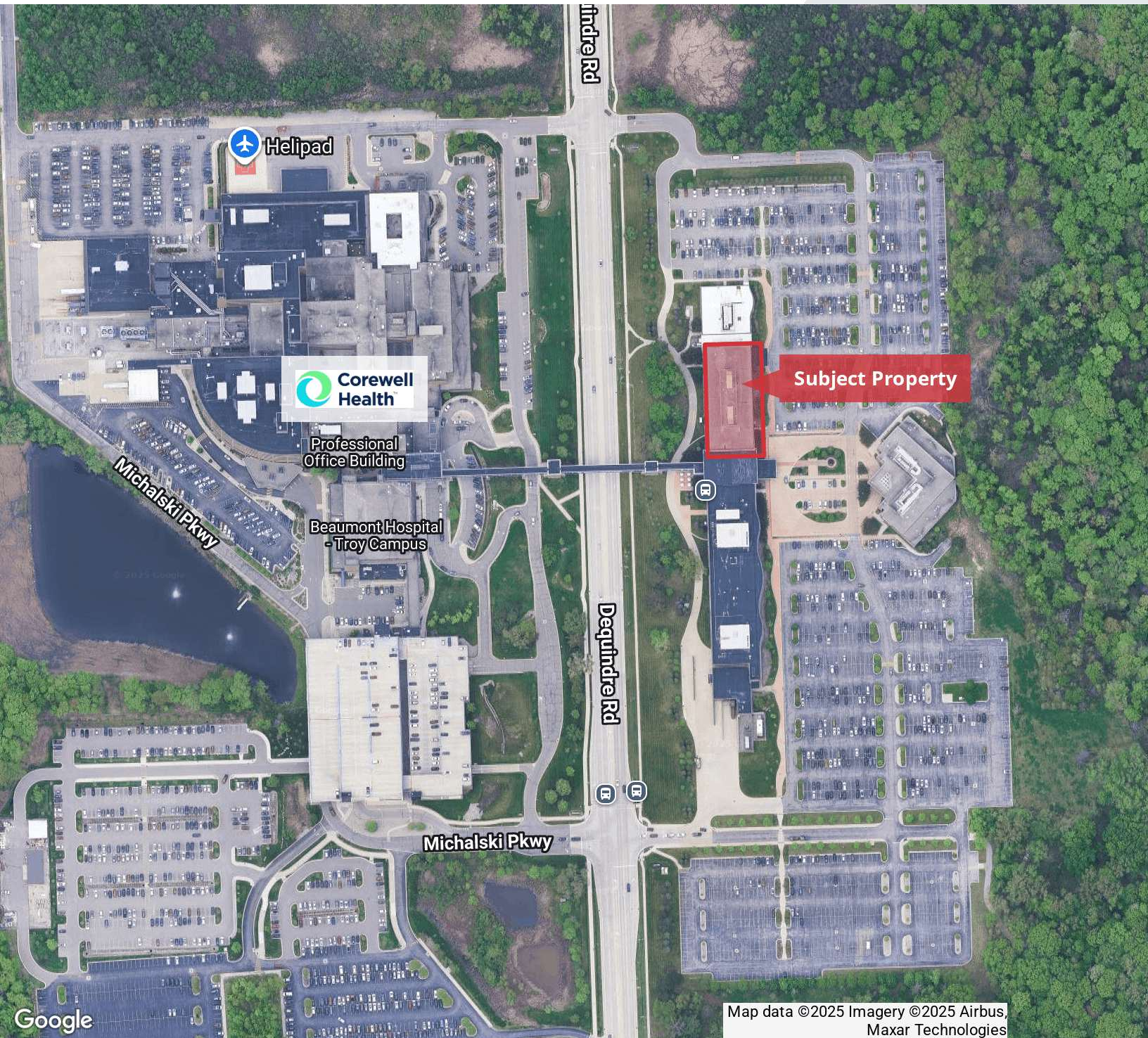
Kristi Lawton
Vice President | 248.798.9828
lawton@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

1,049 - 3,993 SF
OFFICE/MEDICAL



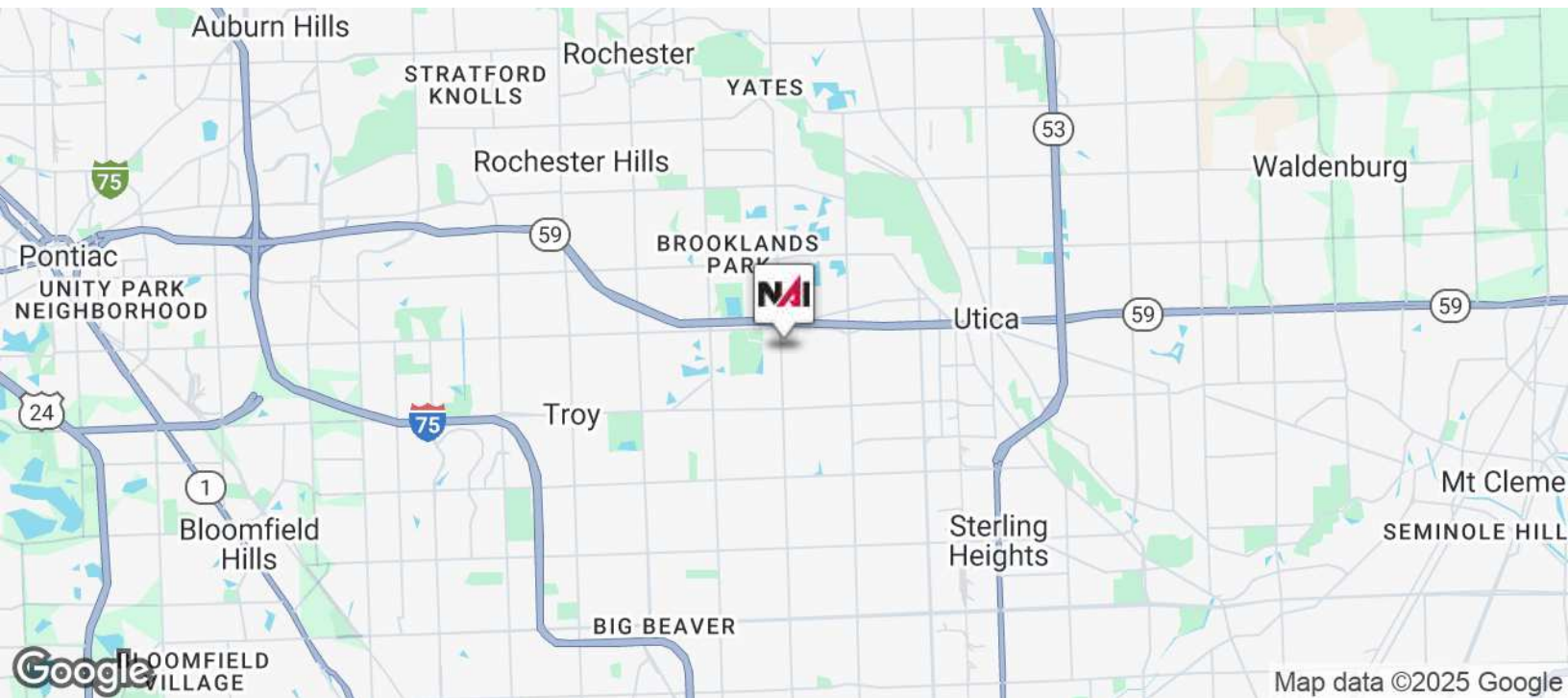
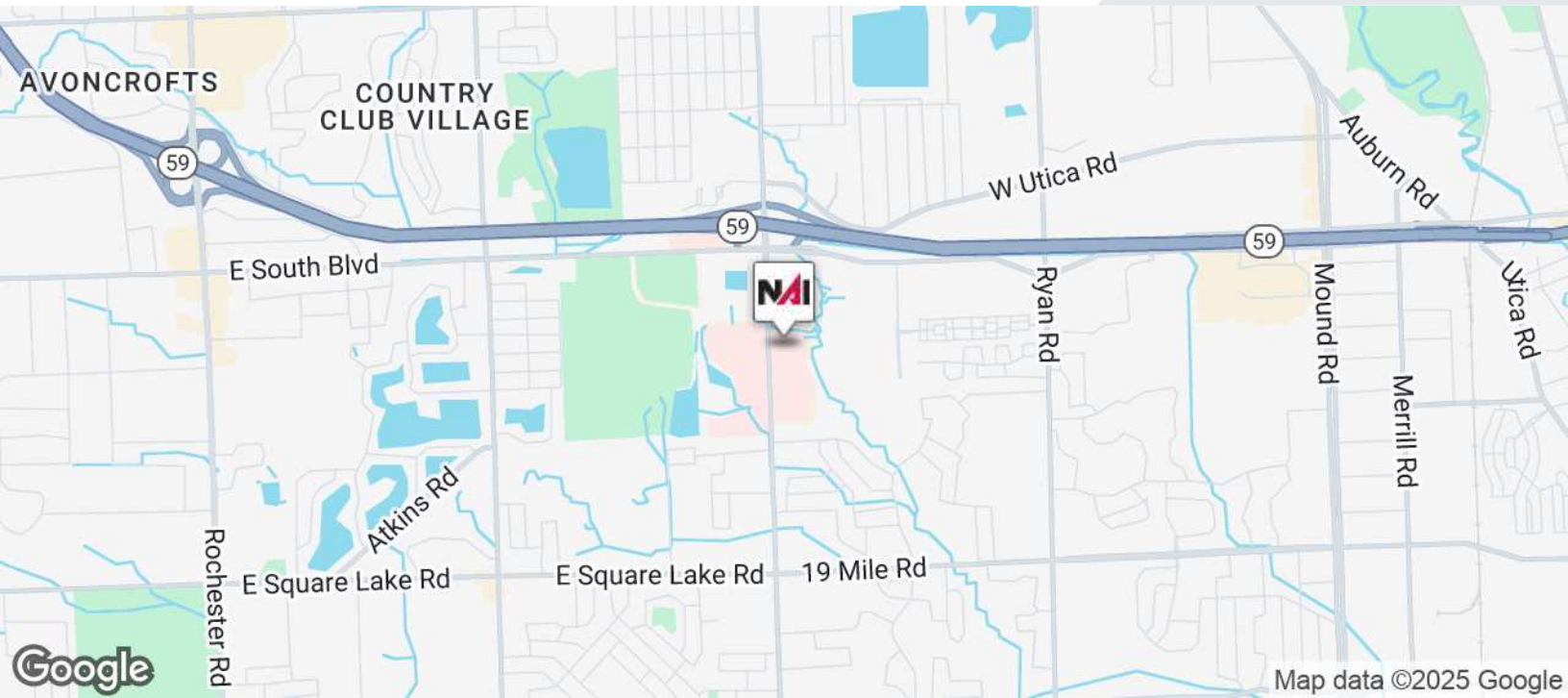
FOR LEASE



1,049 - 3,993 SF
OFFICE/MEDICAL



FOR LEASE



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Jeff Cavazos
Senior Vice President | 248.613.6457
jcavazos@farbman.com

Kristi Lawton
Vice President | 248.798.9828
lawton@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

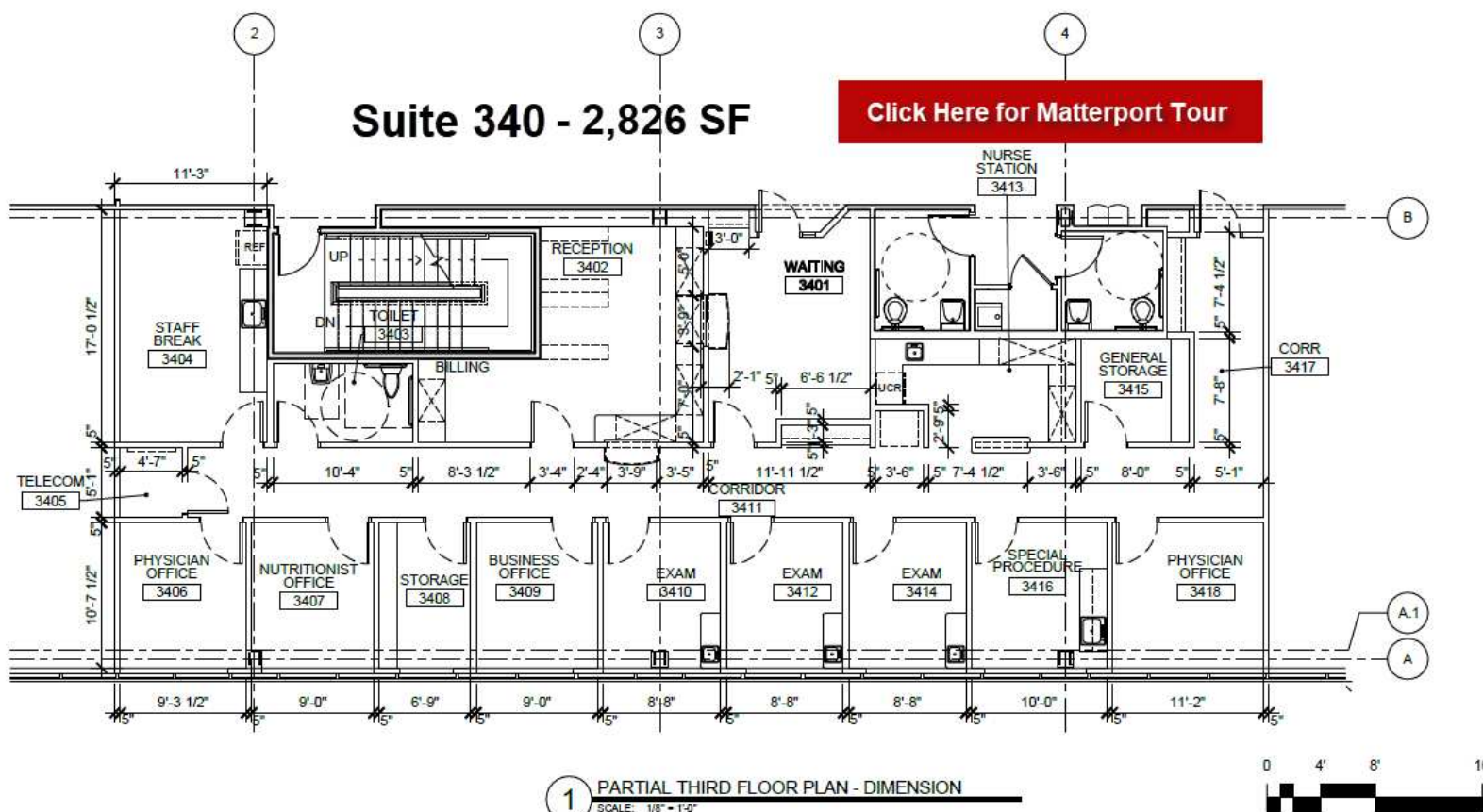
1,049 - 4,657 SF OFFICE/MEDICAL



FOR LEASE

Suite 340 - 2,826 SF

[Click Here for Matterport Tour](#)

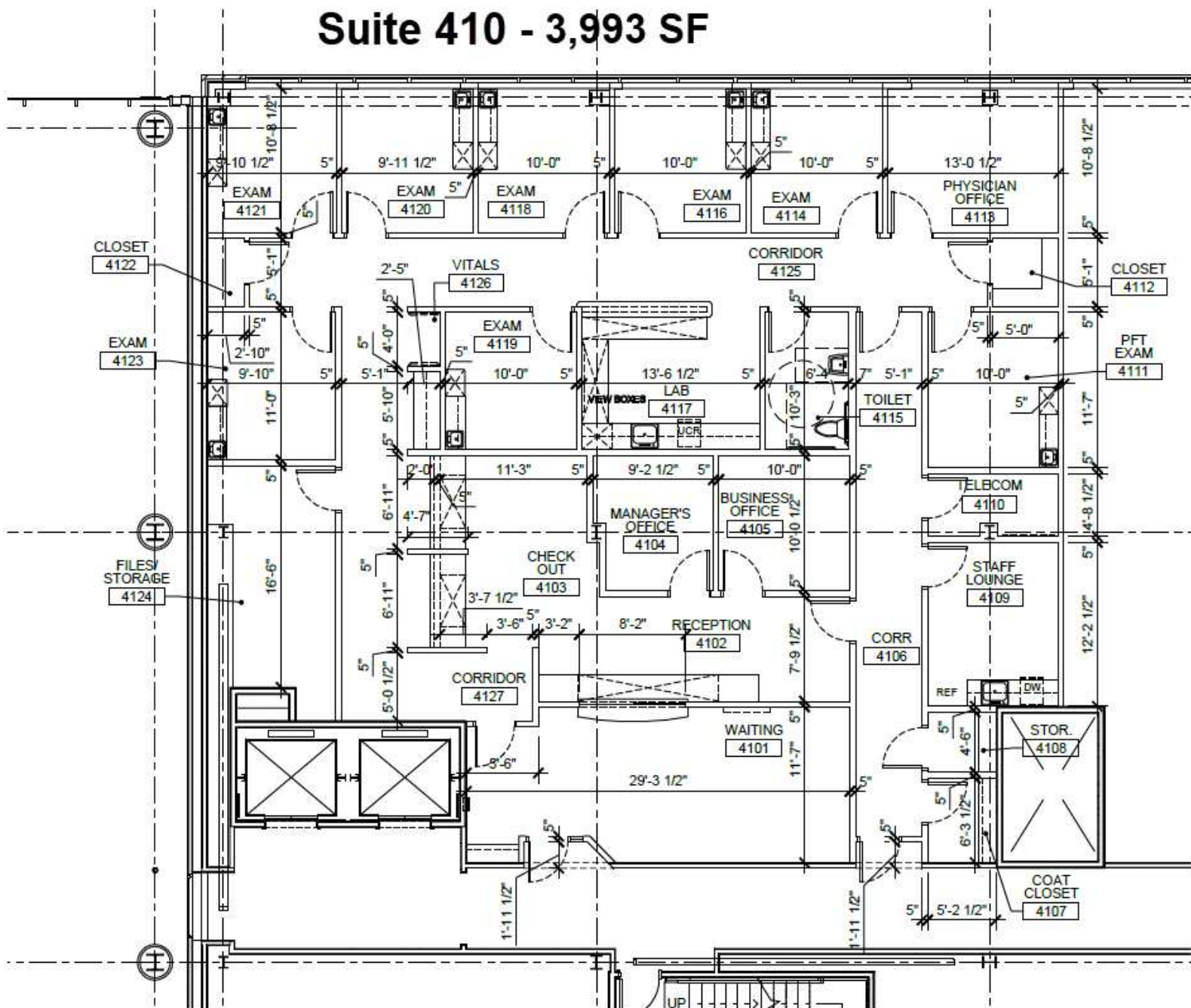


1,049 - 3,993 SF OFFICE/MEDICAL



FOR LEASE

Suite 410 - 3,993 SF



1 PARTIAL FOURTH FLOOR PLAN - DIMENSIONED
SCALE: 1/8" = 1'-0"

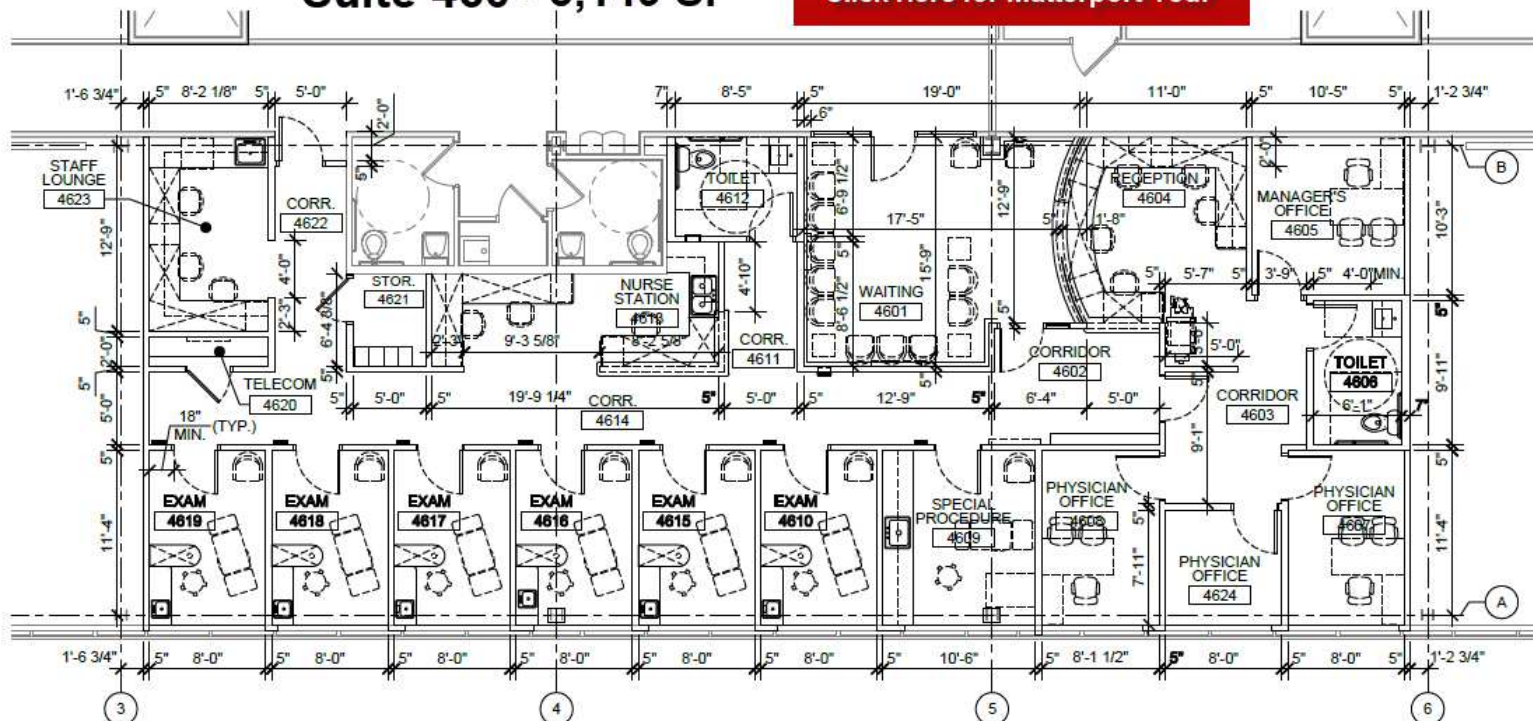
1,049 - 4,657 SF OFFICE/MEDICAL



FOR LEASE

Suite 460 - 3,149 SF

[Click Here for Matterport Tour](#)



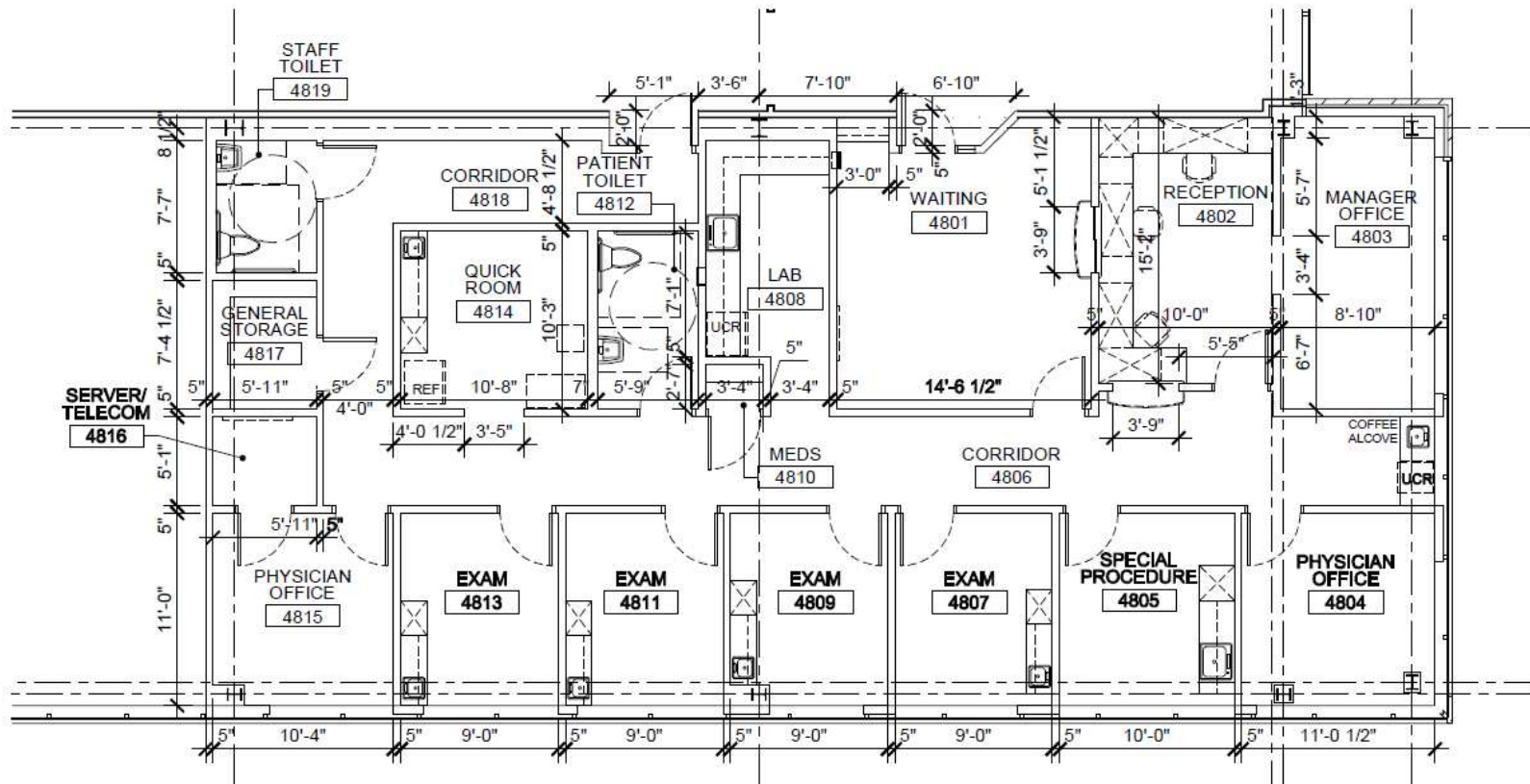
1 PARTIAL FOURTH FLOOR PLAN - DIMENSIONED
SCALE: 1/8" = 1'-0"

1,049 - 3,993 SF OFFICE/MEDICAL



FOR LEASE

Suite 480 - 2,759 SF



1

PARTIAL FOURTH FLOOR PLAN - DIMENSIONED

SCALE: 1/8" = 1'-0"



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Jeff Cavazos

Senior Vice President | 248.613.6457
jcavazos@farbman.com

Kristi Lawton

Vice President | 248.798.9828
lawton@farbman.com

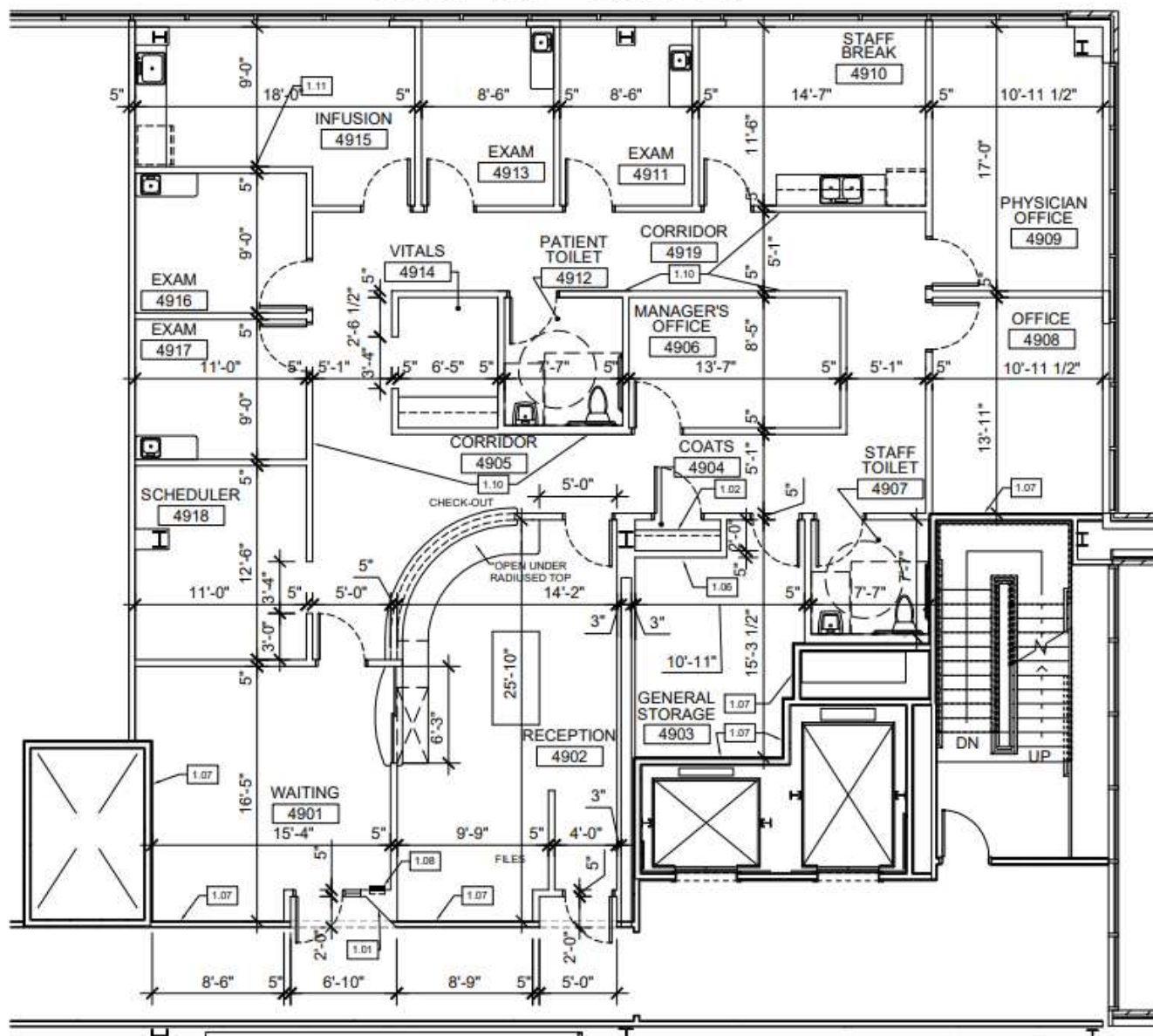
NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

1,049 - 3,993 SF OFFICE/MEDICAL



FOR LEASE

Suite 490 - 3,505 SF



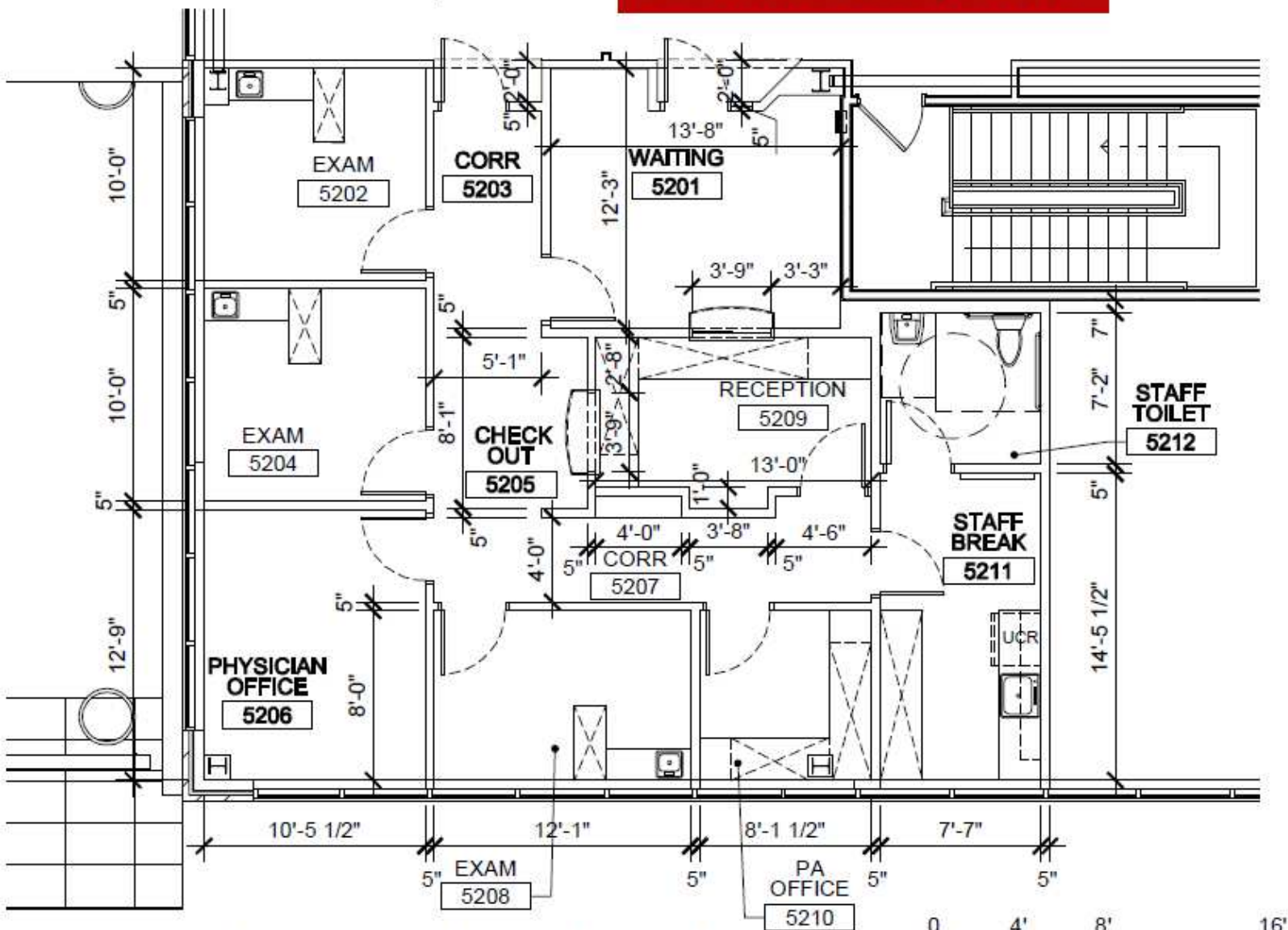
1,049 - 4,657 SF
OFFICE/MEDICAL



FOR LEASE

Suite 520 -1,449 SF

[Click Here for Matterport Tour](#)



1

PARTIAL FIFTH FLOOR PLAN - DIMENSIONED

SCALE: 1/8" = 1'-0"

NAI Farbman

Commercial Real Estate Services, Worldwide.
www.naifarbman.com

Jeff Cavazos

Senior Vice President | 248.613.6457
jcavazos@farbman.com

Kristi Lawton

Vice President | 248.798.9828
lawton@farbman.com

Healthpeak®

DOC
LISTED
NYSE

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.